



BURR RIDGE ZONING ORDINANCE
SECTION X.D
RA RESEARCH ASSEMBLY DISTRICT

D. RA RESEARCH ASSEMBLY DISTRICT

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

1. Permitted Uses:

- a. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.
- b. Medical and dental laboratories.
- c. Research and Testing laboratories.
- d. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
- e. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. Special Uses:

- a. Heliports.
- b. Import and export establishment; wholesale sales only.
- c. Planned unit developments.
- d. Public utility, transportation and governmental service uses.
- e. School for dog trainers.



- f. Training centers, engineering and sales.
- g. Wholesaling establishments.
- h. Yoga training studio.
- i. Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A-834-19-11).

3. **Lot Size Requirements:**

		Minimum Lot Area	Minimum Lot Width
a.	Permitted Uses:	3 Acres	200 feet
b.	Special Uses:		
(1)	All special uses except those listed herein	3 Acres	200 feet
(2)	Planned Unit Developments	18 Acres	As approved by the Village
(3)	Public Utility, Transportation and Governmental Service Uses	As approved by the Village	

4. **Floor Area Ratio:**

Not to exceed 0.4.

5. **Building Height:**

Not more than 35 feet; except, in a Planned Unit Development (PUD), building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the PUD than two times the building height.

6. **Yard Requirements:**

a.	Permitted Uses:	
(1)	Front Yard:	60 feet
(2)	Interior Side Yard	40 feet
(3)	Corner Side Yard	60 feet
(4)	Rear Yard	40 feet



- (5) Yards Adjacent to Residential Districts 50 feet or 150 feet as
per Section X.C.9.b

b. Special Uses

Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be as specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.